

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: August 30, 2013
Re: Staff Report for Guaranteed Heating and Cooling – Certification of Appropriateness

Item #1 – Guaranteed Heating and Cooling – Certificate of Appropriateness (Exterior Modifications) (PID# 201307290030)

Application: Certificate of Appropriateness
Location: 3827 Broadway
Applicant: Dean Bollinger, Design Cooperative
Zoning: C-2
Use: HVAC Service / Dealer, Martial Arts / Self-Defense Instruction

Relevant Code Section(s):

- 1138.04 Historical Preservation Area and Sign Code – Design Requirements
- 1138.05 Historical Preservation Area and Sign Code – Procedure for Review

Project Summary:

The applicant is proposing to make modifications to the existing structure at 3827 Broadway to add an additional floor to the structure in order to expand space for existing tenants (Guaranteed Heating and Cooling and Grove City Jiu-Jitsu). The proposed modifications will better match the intended character of the Historical Preservation Area.

In addition to the proposed building modifications, the applicant is proposing to eliminate access to Broadway by removing the curb cut and replacing the existing asphalt between the structure and the roadway with landscaping. The site will only be accessible from the existing curb cut on Burr Oak and a sidewalk from the front entrance to the existing sidewalk along Broadway.

A certificate of appropriateness was previously approved for exterior modifications to the structure in 2011; however the modifications were never completed on the site. The proposed modifications will utilize materials similar to those previously approved.

Site Plan:

The 0.34 acre site will be accessed by a single 25 foot curb cut off Burr Oak. The existing curb cut off Broadway will be removed in order to install landscaping between the building and Broadway.

Parking:

The proposed parking lot renovation will remove four (4) parking spaces leaving fourteen (14) parking spaces on the site. Although the proposed on site parking does not meet the required number of parking spaces required based on the expanded square footage from the proposed second floor (28 spaces), staff believes there is adequate on street parking available on Burr Oak to compensate for the lack of parking on site for the existing uses. Chapter 1137 states that joint use of up to 50% of off-street parking facilities required for household equipment shops may be supplied by off-street parking facilities provided for other kinds of uses which are not normally used, open or operated during the same principle operating hours, provided that written consent is executed by the parties concerned for the joint use of the off-street parking facilities and a copy filed with the application for a building permit.

Building:

The proposed building renovation will combine the two existing buildings on the site into one by enclosing the exterior separation and forming an interior corridor between the two structures and adding a second floor to the structure. The exterior of the structure is proposed to be finished in EIFS and brick (Beldon Brand, Camden Blend). Two shades of EIFS from the approved HPA color palette are proposed, Safari and Bryce Canyon as accent, and metal trim (Jefferson Tan) is proposed along the roofline. A metal roof (Classic Green) is proposed over the entrances fronting Broadway and Burr Oak.

Code Analysis:

1. Section 1138.04(a) states that any reconstruction or rehabilitation within the Historical Preservation Area shall conform to the distinguishing, original exterior qualities or character of the structure, its site and its environment.

Criteria Met: The proposed exterior modifications have been designed to bring the existing structure into character with the surrounding commercial structures and the general character of the Historical Preservation Area.

2. Section 1138.04(c) states that all reconstruction or remodeling of existing structures within the Historical Preservation Area shall utilize natural traditional exterior materials such as brick, stone, masonry and wood.

Criteria Met: All proposed elevations will have brick accent at the base of the structure. The remainder of the structure will be finished in EIFS in colors from the approved HPA color palette.

3. Section 1138.04(d) states that only approved colors shall be used for building exteriors for all new construction, reconstruction, remodeling and exterior maintenance of existing structures within the Historical Preservation Area unless otherwise approved by City Council. Approved colors shall be limited to black, white and those colors included in the Pratt and Lambert brochure.

Criteria Met: The materials proposed for the exterior of the structure will be finished in colors from the approved Pratt and Lambert palette including Safari and Bryce Canyon for EIFS and accent.

4. Section 1138.05(a) states that a certificate of appropriateness is required from the Planning Commission prior to any new construction, reconstruction, or demolition unless otherwise provided in subsection c, stating that the Chief Building and Zoning Official shall determine whether the proposed changes are “significant” based upon the impact the changes will have on the property and its surrounding area. If the Chief Building and Zoning Official determined that the proposed changes are not “significant” he may issue a Certificate of Appropriateness.

Criteria Met: The proposed changes were determined to be “significant” based on the previously approved but not completed COA from 2011; therefore the applicant filed for a new (amended) Certificate of Appropriateness from the Planning Commission.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness with the following stipulations:

1. The brick base will be extended around the north elevation of the structure.
2. Written consent shall be executed by Guaranteed Heating & Cooling and Grove City Jiu Jitsu for the joint use of the off-street parking facility. A copy shall be filed with the application for a building permit.